

**MALVERN CLUB**  
**Thursday, November 9, 2006**

**Minutes**

**Monthly Board Meeting**

Meeting called to order 7 PM by President

**Board members present:** Frank Sargent, Bob Anderson, Paul Hankla, Jay Miller, Bill Rowe, Roberta Jalbert, Jerry Monnat

**Members attending:** Barbara Sargent, Karen & Gary Pilkerton, Charles Egen, Don Nicholson

Committee Reports:

**Secretary/Public Relations**

Minutes of the Oct. meeting were reviewed.

Motion to accept minutes was moved and accepted.

Minutes of the annual budget meeting approved. Roberta will post at the mailboxes next week.

The Malvern Webmaster's new email address is: malvernweb@malvernofmadison.org. Please use this address from now on.

The Malvern web site has a new page about Internet Services in Malvern. The focus is on Broadband service but Dial-up is discussed as well.

**Treasurer**

Bob Anderson reports that 13 members needed extra urging to pay their special assessment. We have now collected all regular dues and special assessments for 2006, with late fees paid in full. Thank you Bob.

Total available funds \$45,887.98.

**Architecture**

Paul Hankla presented applications from:

Lot 43 for a shed -- Approved

Lot 177 to remove a dead oak threatening their house – Approved

Lots 206 and 40 to submit permission letters for sheds closer than 60' to property sidelines.

Paul attended a meeting with the Virginia Community Association Liaison at Germanna Community College and recommends attending future meetings to learn more about your rights and responsibilities living under home owners association rules. Below are a couple of highlights from the meeting:

Make sure our information packet gets to any prospective buyers early in the negotiations so there are no surprises for either party, which could hold up closing for three days.

Disclose any property violations up front

The next meeting is in Leesburg. Paul will send board members the website for specific information on meeting times and dates.

**Building & Grounds**

Jay Miller reports that we got quotes on pressure treated lumber vs. RR ties for use around the clubhouse parking lot. We should use the RR ties as they are lower cost and just as durable. MWP may be the best source. Jay will get prices.

We are still researching costs on the HVAC system for the Clubhouse. Clubhouse has been pressure washed and is looking great.

The Vandalism Committee has not met due to non-communication from the Sheriff's office. Jay will try again to set up a meeting. Topics for discussion:

1. should we issue decals to identify member's vehicles/boats?
2. do we need security patrols?
3. do we need a gate:
4. how do we protect our property and possible liabilities associated with vandalism?

The Dam has been mowed. Don Nicholson cleared the spillway. It was clogged with growing material and the Lake was 8-10" above normal.

Frank Sargent reports that Glen Yoder requested brighter lights at the mailboxes to assist with mail delivery, so bulbs were replaced and the dimmer switch adjusted. It's much brighter now!

Karen Pilkerton reports that all but one person has responded on the question of keeping boats year round at the Dock – all positive. Gary Pilkerton will help with keeping track of boat owners fees. Board approved keeping boats year round.

### **Clubhouse**

Renovations to the back bedroom are almost complete. Fresh paint, new curtains, new windows and sliding door are installed. The Board approved a capital outlay for new carpet in the amount of \$1021.62. Many thanks go to Frank and Barbara Sargent for all their time and labor making this renovation a success.

### **Roads**

Frank Sargent reports that S L Williamson has not finished the roads. Frank has called many times with no response.

Frank will put the sander on his truck for the winter

### **New Business**

Motion requested to retain current dues and special assessment fees at their same level ---  
Approved

Frank Sargent voiced his dismay at the Oct. Budget Meeting attendance. We barely has a quorum – there were only 52 members present.

### **Volunteers**

Karen Pilkerton has people just waiting for projects! Many of the projects are completed. Karen will organize 3-4 people as a nominating committee for our April meeting.

### **Old Business:**

The Styles family was billed \$340.00 for their stay at the Clubhouse. They will submit to insurance for payment.

Meeting adjourned at 8:42 PM  
Next Board meeting December 14, 2006  
Minutes prepared by Secretary